043.0	0007	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,900 / 728,900
					USE VALUE:	728,900 / 728,900
					ASSESSED:	728,900 / 728,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLEHER KAREN
Owner 2:	
Owner 3:	
Street 1:	57 BEACON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEAV BRETT A -
Owner 2:	SIEGEL AMY B -
Street 1:	57 BEACON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Asbestos Exterior and 1485 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3750.000	299,300	3,600	426,000	728,900
Total Card	0.086	299,300	3,600	426,000	728,900
Total Parcel	0.086	299,300	3,600	426,000	728,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.84 /Parcel: 490.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30870
GIS Ref
GIS Ref
Insp Date 11/26/18

!3721!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0007-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,300	3600	3,750.	426,000	728,900		Year end	12/23/2021
2021	101	FV	290,600	3600	3,750.	426,000	720,200		Year End Roll	12/10/2020
2020	101	FV	290,700	3600	3,750.	426,000	720,300	720,300	Year End Roll	12/18/2019
2019	101	FV	224,000	3100	3,750.	452,600	679,700	679,700	Year End Roll	1/3/2019
2018	101	FV	224,000	3100	3,750.	330,200	557,300	557,300	Year End Roll	12/20/2017
2017	101	FV	224,000	3100	3,750.	287,600	514,700	514,700	Year End Roll	1/3/2017
2016	101	FV	224,000	3100	3,750.	245,000	472,100	472,100	Year End	1/4/2016
2015	101	FV	218,500	3100	3,750.	239,600	461,200	461,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:30:22

LAST REV

Date	Time
10/09/19	14:06:23
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3721

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEAV BRETT A	48315-287		10/13/2006		404,000	No	No		
BROWN ROBERT/ET	28513-70		4/30/1998		241,500	No	No		Y

USER DEFINED

Prior Id # 1:	30870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2016	602	Redo Bat	9,500					redo bath
9/18/2000	748	Porch	17,000	C				ENLARGE ENCLOSED P

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2018	MEAS&NOTICE	CC	Chris C
4/15/2009	Entry Denied	372	PATRIOT
1/30/2007	MLS	MM	Mary M
3/20/2000	Inspected	270	PATRIOT
2/17/2000	Measured	197	PATRIOT
8/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3750		Sq. Ft.	Site		0	80.	1.42	1									426,000						426,000	

Total AC/HA:	0.08609	Total SF/SM:	3750	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 426,000	Spl Credit	Total: 426,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.94783020
Adj $ / SQ:	172.742
Other Features:	77700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367744
Depreciation:	68400
Depreciated Total:	299344

COMMENTS

1/2 BATH OFF KIT OTHER FIX= SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

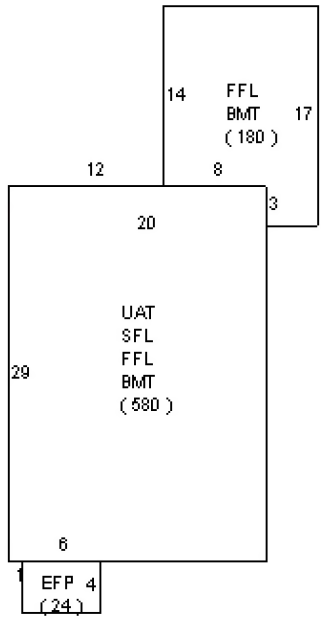
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.74
Special Features:	0	Val/Su Net:	131.91
Final Total:	299300	Val/Su SzAd	223.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	760	51.820	39,385
FFL	First Floor	760	172.740	131,284
SFL	Second Floor	580	172.740	100,190
UAT	Upper Attic	145	120.920	17,533
EFP	Enclos Porch	24	68.810	1,651

Net Sketched Area:	2,269			Total:	290,043
Size Ad	1340	Gross Area	2704	FinArea	1485

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0007-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1925	28.89	T	40	101			3,100			3,100
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	3,600	Total Special Featues:	Total: 3,600